

**DELINQUENT TAX SALE  
THE COUNTY OF STEPHENS, TEXAS AND BRECKENRIDGE INDEPENDENT SCHOOL DISTRICT  
STEPHENS COUNTY, TEXAS**

**August 7, 2018 at 10:00 a.m.  
Stephens County Courthouse, 200 W. Walker, Breckenridge, Texas**

**GENERAL INFORMATION REGARDING THE TAX SALE**

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to Stephens County Tax Office. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, you may contact our office in Abilene at (325) 672-4870.

**PROPERTIES TO BE SOLD ON AUGUST 7, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV30467	The County of Stephens, Texas v D & B Well Service, Inc. et al	the surface only of Lot 1, Block 7, Curry Addition to the City of Breckenridge, Stephens County, Texas (Vol. 363, Page 12, Deed Records) <b>Account #R000041699</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$190.00
2	CV30617	The County of Stephens, Texas v Zurn Jenkins et al	All of Lot Number 2, Block 7 of the Highland Addition to the City of Breckenridge, Stephens County, Texas (Volume 1952, Page 113) <b>Account #R000011547</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 704 S. Robert</b>	\$6,800.00
3	CV30935	The County of Stephens, Texas v L. R. Castaneda et al	the East 1/2 of Lot 6, Block 12, Roselawn Addition, City of Breckenridge, Stephens County, Texas (Vol. 365, Page 709, Deed Records) <b>Account #R000014057</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 919 N. Breckenridge Ave</b>	\$6,000.00
4	CV31079	The County of Stephens, Texas v David Baladez et al	Lots 12 and 13, Block 9, Rosewell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1573, Page 47, Deed Records) <b>Account #R000014179</b> Judgment Through Tax Year: 2015  <b>Approximate Address: 805 W. 5th</b>	\$11,500.00
5	CV31205	The County of Stephens, Texas v Doris Aloma Warren et al	Lots 9 and 10, Block 2, Highland Addition, City of Breckenridge, Stephens County, Texas (Vol. 272, Page 25, Deed Records) <b>Account #R000011515</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 612 S. James</b>	\$5,800.00
6	CV31312	The County of Stephens, Texas v Doris Hight	Lot 6, Block 36, Walker Caldwell Subdivision out of the North 1/2 of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Vol. 1973, Page 250, Official Public Records) <b>Account #R000014938</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 201 S. Iowa</b>	\$13,000.00
7	CV31378	The County of Stephens, Texas v Marion A. Warren et la	Lot 5, Block 117, East Breckenridge Addition, City of Breckenridge, Stephens County, Texas (Vol. 546, Page 657, Deed Records) <b>Account #R000010831</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1109 E. Wheeler</b>	\$3,400.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	CV31380	Breckenridge Independent School District v Nettie Faye Roberson	<p>Tract 1: Lot 15, Block 3, Hi Mount Addition to the City of Breckenridge, Stephens County, Texas (Volume 207, Page 487 of the Official Public Records, Stephens County, Texas)  <b>Account #R000011391</b>            Judgment Through Tax Year: 2017</p> <p><b>Approximate Address: 511 S. O'Conner</b></p>	\$1,250.00
9	CV31440	The County of Stephens, Texas v Mark Diaz et al	<p>Lots 1, 2 and 3, Block 45, Lakeview Addition, City of Breckenridge, Stephens County, Texas (Volume 1263, Page 260; Volume 1478, Page 277 and Volume 1321, Page 53 of the Official Public Records, Stephens County, Texas)  <b>Account #R000012454/R000012452</b>            Judgment Through Tax Year: 2017</p> <p><b>Approximate Address: 1102 W. Elm</b></p>	\$5,600.00
10	CV31555	The County of Stephens, Texas v Jose Mendoza	<p>the North 48' of Lot 1, Block 1, Walker South Side Addition, City of Breckenridge, Stephens County, Texas (Vol. 2063, Page 563, Official Public Records)  <b>Account #R000015109</b>            Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 602 S. Rose</b></p>	\$5,200.00
11	CV31671	The County of Stephens, Texas v Robert Ray Walters et al	<p>1.373 acres, more or less, the Southwest 1/4 of Section 21, Lunatic Asylum Land, out of Abstract 983, Stephens County, Texas (Vol. 1805, Page 93, Official Public Records)  <b>Account #R000018547</b>            Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 2502 S. 183</b></p>	\$8,100.00
12	CV31804	The County of Stephens, Texas v Charles Duane Patterson et al	<p>the North 100' of the South 600' of Section 11, Block 1, Walker Caldwell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1565, Page 273, Official Public Records)  <b>Account #R000014746</b>            Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 203 N. Jackson</b></p>	\$2,000.00
13	CV31804	The County of Stephens, Texas v Charles Duane Patterson et al	<p>Lots 4, 5 and 6, Block 62, Section 11, Walker Caldwell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1342, Page 83, Official Public Records)  <b>Account #R000014967</b>            Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1506 E. Dyer</b></p>	\$6,500.00
14	CV31804	The County of Stephens, Texas v Charles Duane Patterson et al	<p>the South 500' of the North 700' of Block 1A, Section 11, Walker Caldwell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1565, Page 273, (Tract 2), Official Public Records)  <b>Account #R000014749</b>            Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 301 N. Jackson</b></p>	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	CV31903	The County of Stephens, Texas v Christopher Morse et al	<p>Lots 32 and 33, Block D, Holiday Hills Addition, Stephens County, Texas (Vol. 1549, Page 140, Official Public Records)  <b>Account #R000046240</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 696 CR 309</b></p>	\$2,500.00
16	CV31913	The County of Stephens, Texas v James Stultz, Jr. et al	<p>Lots 11 and 12, Block U, Walker Caldwell Subdivision, City of Breckenridge, Stephens County, Texas (Vol. 1992, Page 424, Official Public Records)  <b>Account #R000014990</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1519 E. Elm</b></p>	\$3,400.00
17	CV31913	The County of Stephens, Texas v James Stultz, Jr. et al	<p>Lot 1, Block 4, Stoker Addition, City of Breckenridge, Stephens County, Texas (Vol. 2006, Page 111, Official Public Records)  <b>Account #R000014359</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 901 S. Cutting</b></p>	\$170.00
18	CV31953	The County of Stephens, Texas v Della Wesley	<p>the South 1/2 of Lot 3, Block 1, Highland Addition to the City of Breckenridge, Stephens County, Texas (Volume 377, Page 551 and Volume 384, Page 355 of the Deed Records, Stephens County, Texas)  <b>Account #R000011501</b>  Judgment Through Tax Year: 2017</p> <p><b>Approximate Address: 604 S. James</b></p>	\$410.00